



maloco
mowat
parker

32 Aberdour Road, Dunfermline, KY11 4PD









Key Features

6 Bedrooms

2 Public

5 Bathrooms

A magnificent six-bedroom detached villa of exceptional scale and character, occupying a prestigious position on one of Dunfermline's most sought-after residential addresses. Offering substantial family accommodation with extensive basement accommodation, garage and beautifully versatile living space, this remarkable home perfectly blends period charm with modern family living. Set within the highly desirable Aberdour Road, renowned for its impressive homes and excellent connectivity, this outstanding property enjoys close proximity to Dunfermline city centre, schooling, Pittencrieff Park, the Carnegie facilities and convenient transport links to Edinburgh and beyond.

The accommodation is both extensive and flexible, making it ideally suited to growing families, multi-generational living, or those seeking dedicated space for home working. The welcoming entrance vestibule leads into a spacious reception hallway, immediately showcasing the generous proportions found throughout the home. The heart of the property is the impressive living room, a superb space enhanced by attractive bay windows that flood the room with natural light. This elegant reception area provides the perfect setting for both formal entertaining and everyday family living. The well-appointed kitchen enjoys excellent workspace and storage, with direct access to a charming sun room overlooking the garden. The ground floor further benefits from a substantial master bedroom suite complete with shower room, offering outstanding convenience and flexibility. A further three generously proportioned double bedrooms are located on this level, with additional shower room available in bedroom three. Together with family bathroom facilities and additional WC accommodation.

The upper floor provides two further spacious double bedrooms alongside a convenient shower room, creating the ideal private space for older children, guests or extended family members.

A particular feature of this exceptional property is the extensive basement level. Offering a useful breakfast kitchen, utility facilities, shower room, multiple storage rooms, together with two garages, this lower level provides tremendous potential for a variety of uses, subject to any necessary consents. Whether utilised for home business requirements, workshop space, gym facilities, or extensive storage, the possibilities are considerable.

Externally, the property occupies a substantial plot with generous private garden grounds, providing an exceptional outdoor space that is perfectly suited to modern family living. The rear garden features an extensive expanse of well-maintained lawn, offering plenty of space for children to play and for families to enjoy outdoor activities. A large patio terrace creates an ideal setting for al fresco dining, summer barbecues and entertaining guests, seamlessly extending the living space outdoors during the warmer months. The gardens are both private and enclosed, encompassing the rear and side of the property, creating a safe and secure environment for children and pets while offering an excellent degree of seclusion.

For buyers looking to add further value, architectural drawings are available upon request from the seller illustrating the potential for future extensions. The property also benefits from a generous full-head-height basement, providing ample storage and useful additional space.

Rarely do homes of this size, versatility and prominence become available within such a desirable Dunfermline setting. Early viewing is essential to appreciate the scale, flexibility and lifestyle opportunity on offer.

EPC Rating – C
Council Tax - G





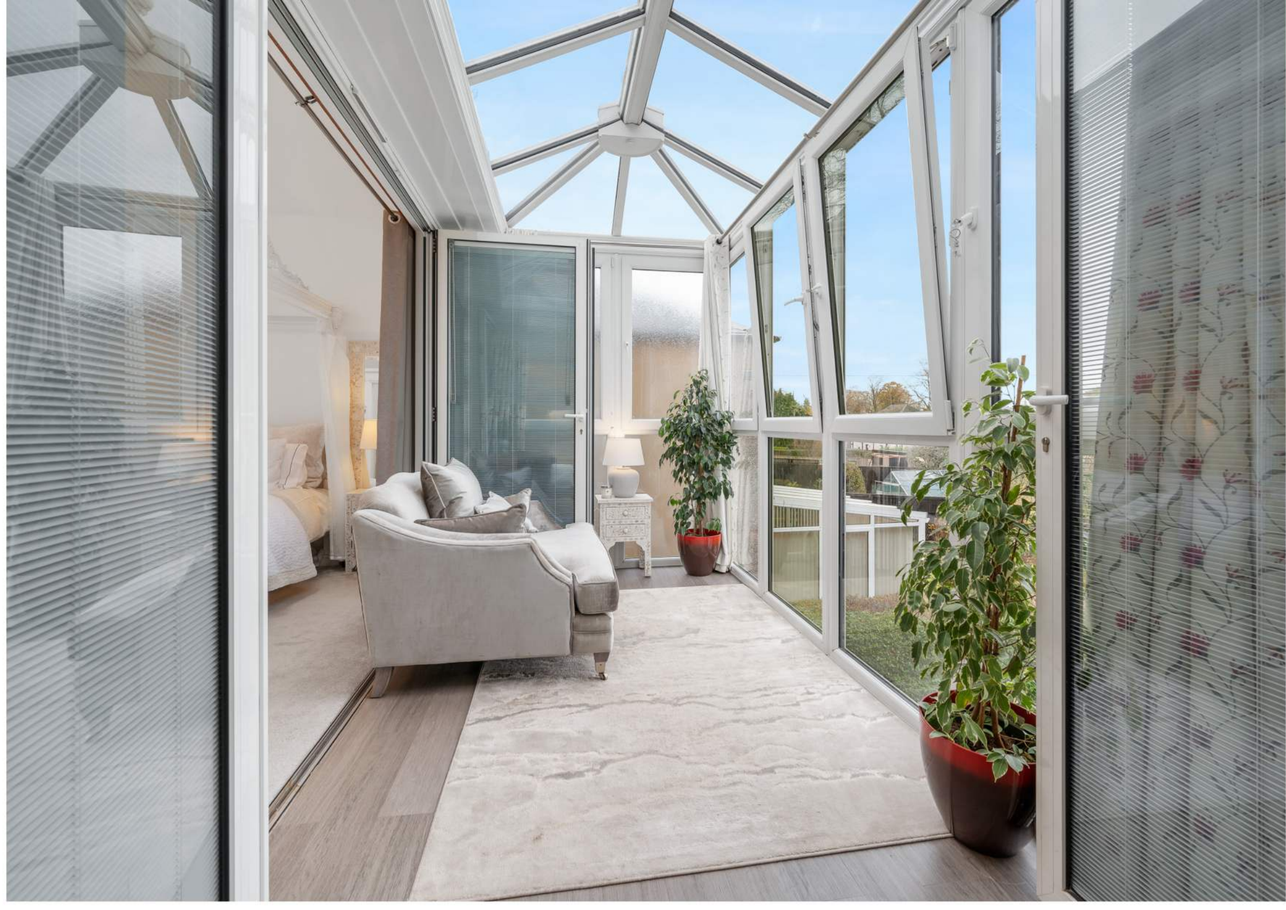

















Sophia
Sophia Julian















Location

Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and family outings.

The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

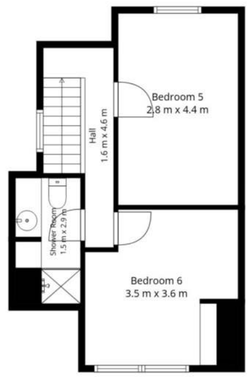
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and Inverkeithing.

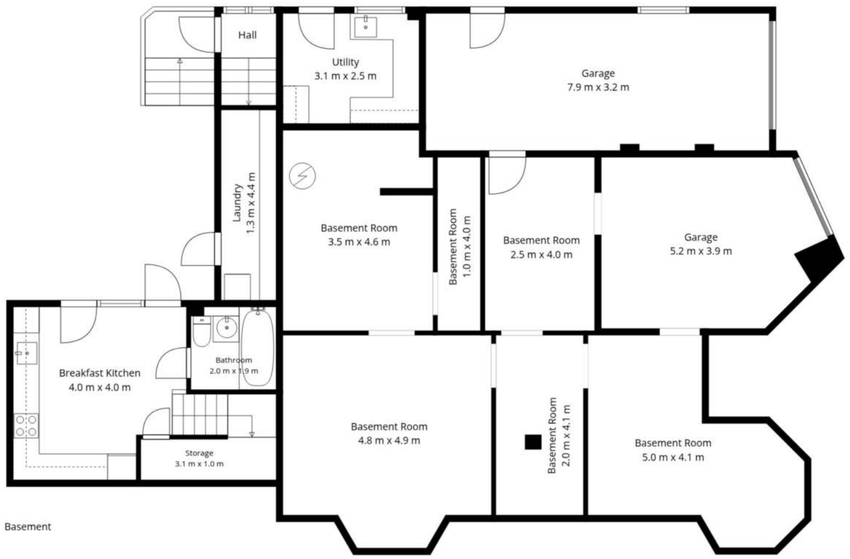
Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.











TOTAL: 235 m2

BASEMENT: 22 m2, GROUND FLOOR: 180 m2, FIRST FLOOR: 33 m2
EXCLUDED AREAS: BASEMENT ROOM: 79 m2, GARAGE: 44 m2, LAUNDRY: 6 m2,
UTILITY: 8 m2, STORAGE: 5 m2, BEDROOM 5: 2 m2,
WALLS: 30 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.

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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

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